

## £95,000 Shared Ownership

Holly House, 152 Earlham Grove, Forest Gate, London E7 9FB



- Guideline Minimum Deposit £9,500
- Second Floor (building has a lift)
- Very Good Energy Efficiency Rating
- Very Close to Forest Gate Station (Elizabeth Line)
- Guide Min Income Dual £44.8k | Single £51.2k
- Approx. 680 Sqft Gross Internal Area
- Balcony
- Short Walk to Wanstead Park Station (Overground)

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £380,000). An exceptionally spacious and very smartly-presented apartment on the second floor of this recently-constructed development. The property has a twenty-seven-foot, dual-aspect reception room with attractive flooring and an open-plan kitchen area featuring stylish units and integrated appliances. A glazed door leads from the living area out onto a west/south-west-facing balcony. The generously-sized bedroom includes a fitted, mirror-fronted wardrobe and useful, additional, built-in storage cupboards have been provided. A high-spec bathroom completes the accommodation. The development has been built to demanding insulation standards with high performance glazing and a communal heating and hot water system resulting in very good energy-efficiency ratings. Forest Gate Station, for the Elizabeth Line, is very close and Wanstead Park Station (London Overground) is also just a short walk away. A coffee shop and small supermarket occupy the ground-floor retail units, there are a range of other shops along Woodgrange Road and Westfield Stratford is within easy reach. The apartment is held on a very long lease.

**Housing Association:** Clarion.

**Tenure:** Leasehold (990 years from 09/08/2024).

**Minimum Share:** 25% (£95,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £705.06 per month (subject to annual review).

**Service Charge:** £181.60 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £44,800 | Single - £51,200 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Newham. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.

## DIMENSIONS

### SECOND FLOOR

#### Entrance Hallway

#### Reception

27' 7" max. x 13' 0" max. (8.40m x 3.97m)

#### Balcony

#### Kitchen

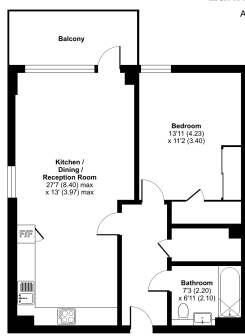
included in reception measurement

#### Bedroom

13' 11" x 11' 2" (4.23m x 3.40m)

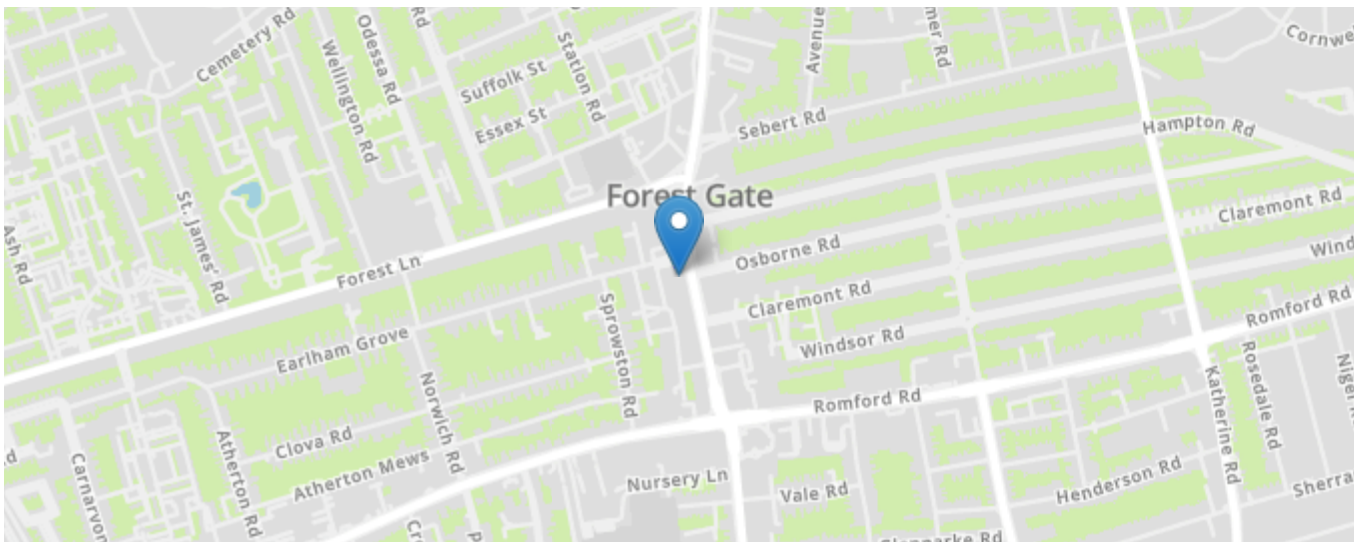
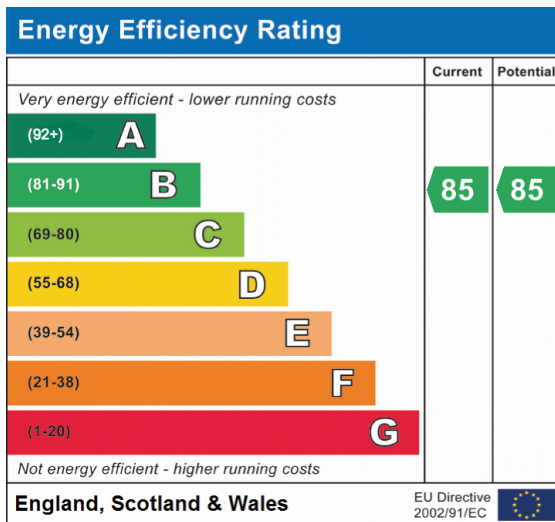
#### Bathroom

7' 3" max. x 6' 11" max. (2.20m x 2.10m)



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2025. Produced for Urban Moves, 0207-1546176



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.